NORTH 540 DISTRIBUTION CENTER
3401 GRESHAM LAKE ROAD

RALEIGH, NORTH CAROLINA 27615

INDUSTRIAL SPACE FOR LEASE

±67,200 SF

FOUNDRY COMMERCIAL

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	Call for Details
TICAM	Estimate $1.31/SF
TAX PARCEL ID #	008517
BUILDING TYPE	Warehouse/Distribution
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	764' x 280'
TOTAL SF	240,211 SF
AVAILABLE SF	67,200 SF
OFFICE SF	942 SF included in the 67,200 SF suite Additional 13,650 SF of office space available nearby in the building Suite 110: 9,100 SF Suite 118: 4,550 SF
BAY SIZE	11,200 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall and precast
ROOFING MATERIAL	White TPO
FENCING	Fenced in truck court
YEAR BUILT	1973

NO. OF ACRES	13.3 acres
TRUCK COURT DEPTH	170'
CEILING HEIGHT	30' (33' in the center)
LIGHTING	T-5
COLUMN SPACING	40' x 40'
SPRINKLER SYSTEM/TYPE	Wet System
LOADING DOCK	Eleven (11) Dock-High Doors
	One (1) Drive-In
ELECTRICAL CAPACITY	3 phase, 277/480 volt
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy

JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

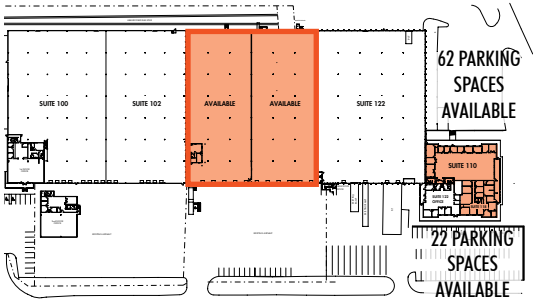
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

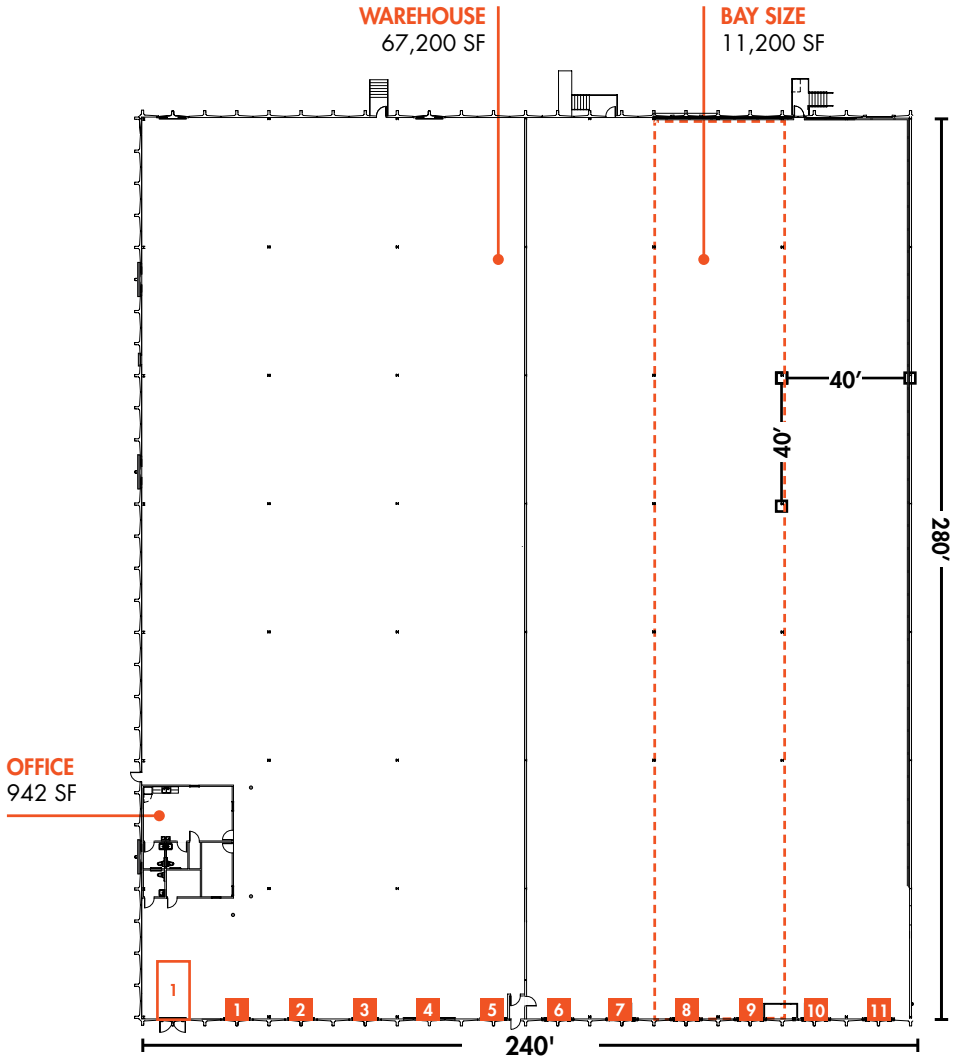
FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN
±67,200 SF





D DOCK DOOR

DI DRIVE IN DOOR

JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

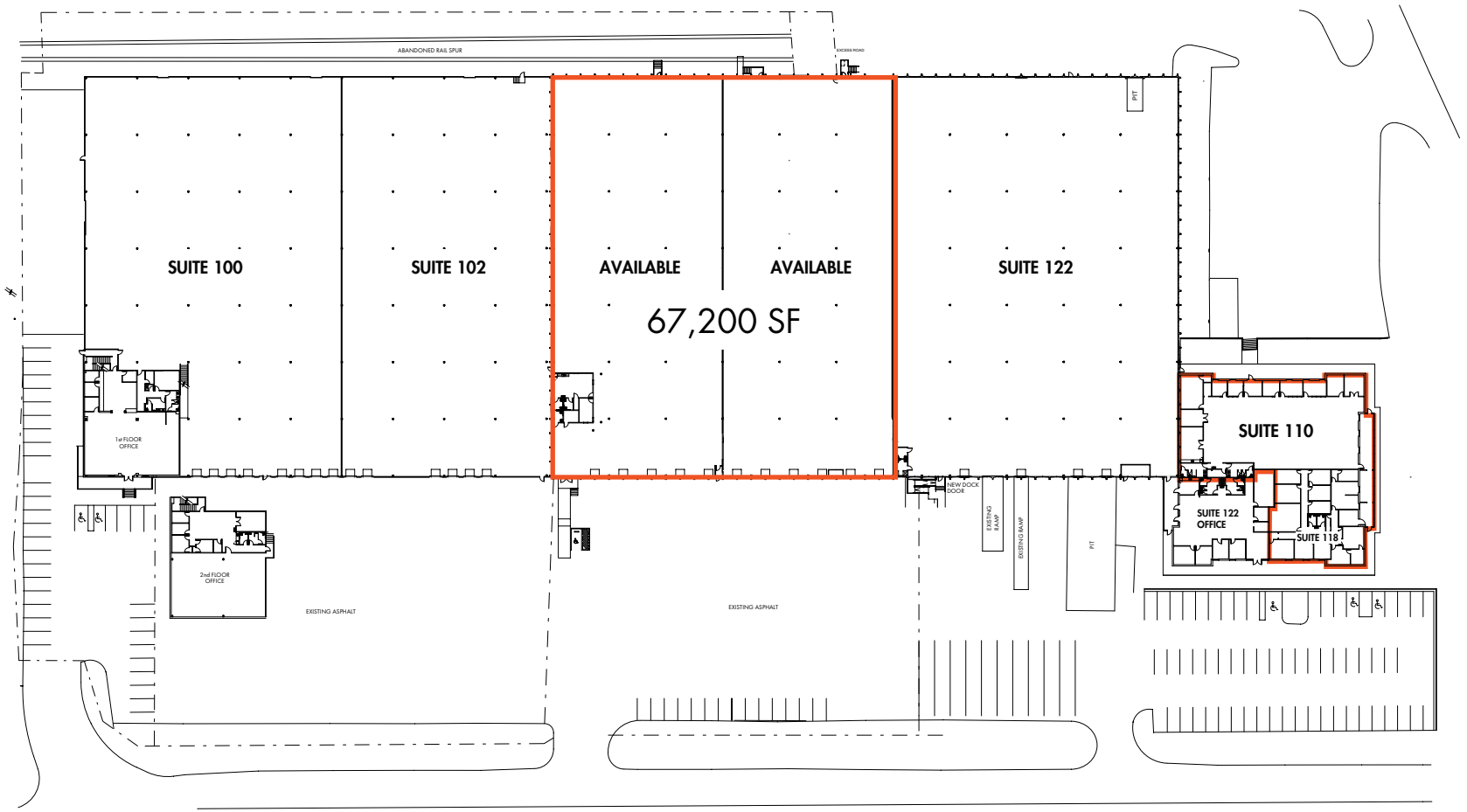
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

SITE PLAN



JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

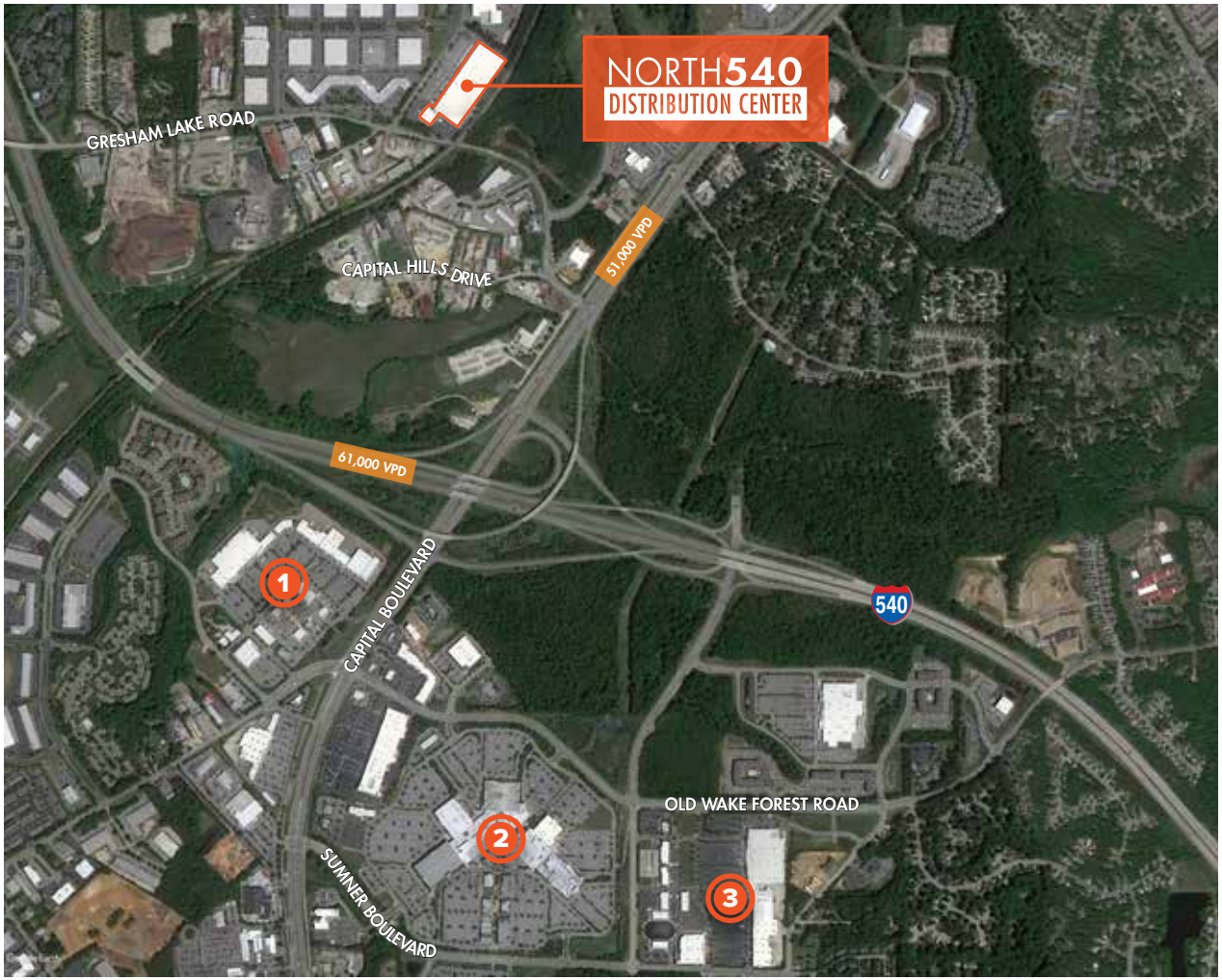
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

AMENITIES



1 PLANTATION POINT
1.3 MILES

- Life Time Fitness
- The Athlete's Foot
- Burlington
- Dollar Tree
- Pho Super 9
- BJ's
- Big Lots
- Sweet Frog
- Fogata Brava Grill and Tequila
- Garner Appliance & Mattress
- Rising Sun Pools & Spas
- Red Bowl Asian Bistro

2 TRIANGLE TOWN CENTER
1.8 MILES

- Best Buy
- Hobby Lobby
- Sears
- Belk
- Dillard's
- Twisted Fork
- Macy's
- Sears Auto Center
- Charming Charlie
- McDonald's
- Chili's Grill & Bar
- Saks Fifth Avenue
- Barnes & Noble
- Zales
- Finish Line
- Jared
- Romano's Macaroni Grill
- Men's Warehouse

3 POYNER PLACE
2.0 MILES

- Great Clips
- Target
- CVS Pharmacy
- Ulta Beauty
- Pier 1
- Marshalls
- Cost Plus World Market
- Old Navy

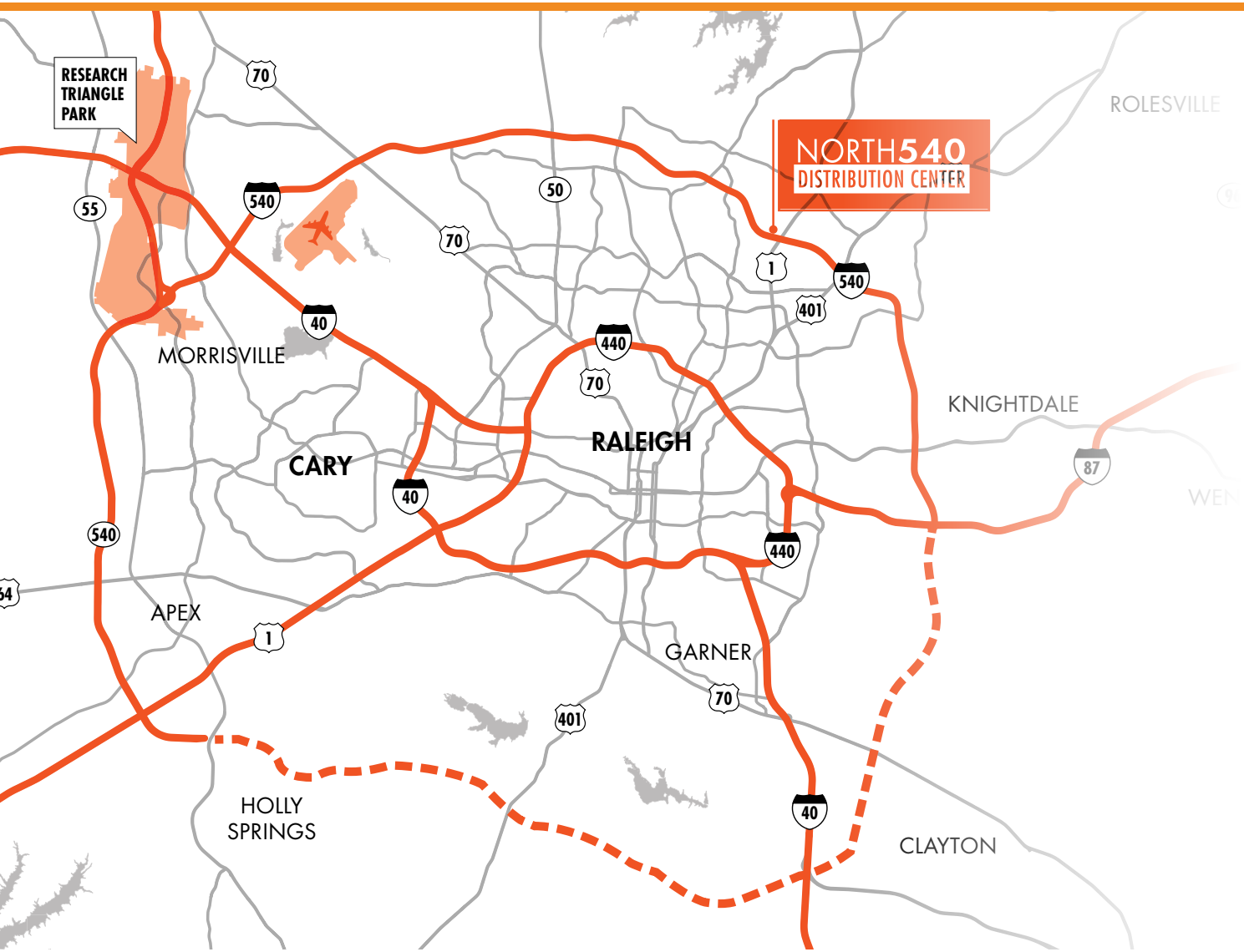
JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

1	US Highway 1	<1 mile
540	Interstate 540	1 mile
440	Interstate 440	7 miles
40	Interstate 40	12 miles
87	Interstate 87	12 miles
401	US Highway 401	14 miles
85	Interstate 85	22 miles

JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

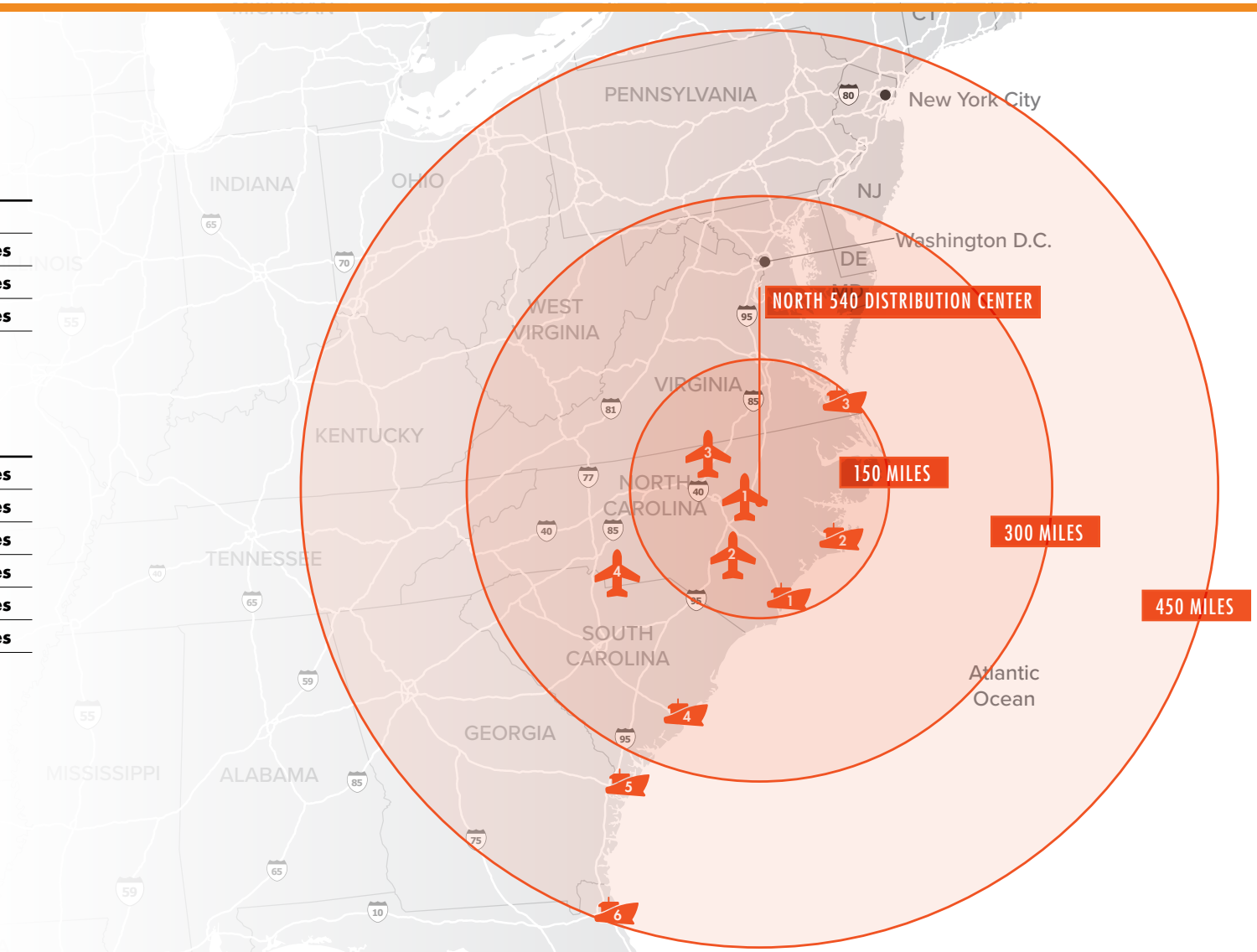
LOCATION & ACCESS

AIRPORTS

1	Raleigh-Durham International	**15 miles**
2	Fayetteville Regional	**114 miles**
3	Piedmont Triad International	**104 miles**
4	Charlotte Douglas International	**185 miles**

SEAPORTS

1	Wilmington, NC	**176 miles**
2	Morehead City, NC	**173 miles**
3	Norfolk, VA	**145 miles**
4	Charleston, SC	**286 miles**
5	Savannah, GA	**328 miles**
6	Jacksonville, FL	**461 miles**



JACKSON RIVES
Principal, Industrial Services
(919) 656 2816
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com